

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION Regular Meeting, Monday, August 2, 2010 Council Chamber, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), M. Beal, J. Goodwin, R. Hall, K. Holt, G. Lewis, P. Plante,

B. Ryan

Members absent: B. Pociask

Alternates present: F. Loxsom, K. Rawn, V. Stearns

Staff Present: Gregory J. Padick, Director of Planning

Chairman Favretti called the meeting to order at 7:40 p.m. and appointed Loxsom to act in Pociask's absence.

Minutes:

7-19-10-Hall MOVED, Ryan seconded, to approve the 7/19/10 minutes as written. MOTION PASSED UNANIMOUSLY.

Zoning Agent's Report:

Noted.

Padick referenced the 8-2-10 communication distributed this evening regarding the Former Husky Mobil and Rosal Apartment Complex groundwater remediation system. A summary of the proposed remedial activities was submitted by Groundwater & Environmental Services, Inc. on behalf of Drake Petroleum, Inc. Padick stated that he and the Chairman determined this to be a minor modification and will approve this as such. Based on the discussion in the IWA meeting, he will also request from this applicant a final report depicting information on the results found versus the standards as set by the CT DEP.

Old Business:

1. **Request to authorize overhead utility lines over conservation easement area dedicated in association with the Hawthorne Park Subdivision, PZC File # 1177**

Padick recommended that this item be tabled pending CL&P's review of the draft motion by their regulators for acceptability and wording. He added that Tony Mele from CL&P stated that they would not be moving forward on this project until the end of the year at the earliest, and delaying a decision until September would not interfere with any timelines. Padick stated that he has relayed this to Mr. Hawthorne who will be present at the September 7th meeting. Padick also expects to have heard from the two abutting property owners by then. Item was tabled.

2. **Rezoning of Industrial Park Zone and Associated Regulation Revisions, PZC File 907-33**

Padick summarized the information gathered and distributed in the packet regarding fiscal impact studies, tax income and services provided from multi-family units in Mansfield. These handouts provide technical data but are estimated figures. He encouraged members to review this information and be prepared to discuss the rezoning at the September 7th meeting. Item was tabled.

New Business:

1. **Request for Filing Extension, Mansfield Hollow Estates, Bassetts Bridge Road & S. Bedlam Rds, File #1278**

Ryan MOVED, Holt seconded, that the Planning and Zoning Commission, pursuant to Section 6.5 of the Subdivision Regulations, grant a ninety-day extension for filing final subdivision plans

and monumentation certification for the Mansfield Hollow Estates Subdivision (File #1278).
MOTION PASSED UNANIMOUSLY.

2. **Verbal Update from Director of Planning on Storrs Center Project**

Padick distributed a 7/20/10 Storrs Center Update which gives a projected timeline of events. He noted that he anticipates a modification and zoning permit application this fall.

Reports of Officers and Committees:

Chairman Favretti reminded members that the second meeting of August will be cancelled due to vacation schedules.

Communications and Bills:

Noted.

Adjournment:

Chairman Favretti declared the meeting adjourned at 8:56 p.m.

Respectfully submitted,

Katherine Holt, Secretary